

For Sale

9666 Businesspark Avenue
San Diego, CA 92131



commercial
facilities
incorporated



+/-17,279 SF Multi-Tenant Office
Property For Sale in Scripps Ranch

Contents

2557 Third Avenue, San Diego, CA 92103



Property Description
Executive Summary
Property Aerial
Location Overview
Offering Procedures

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Property Description

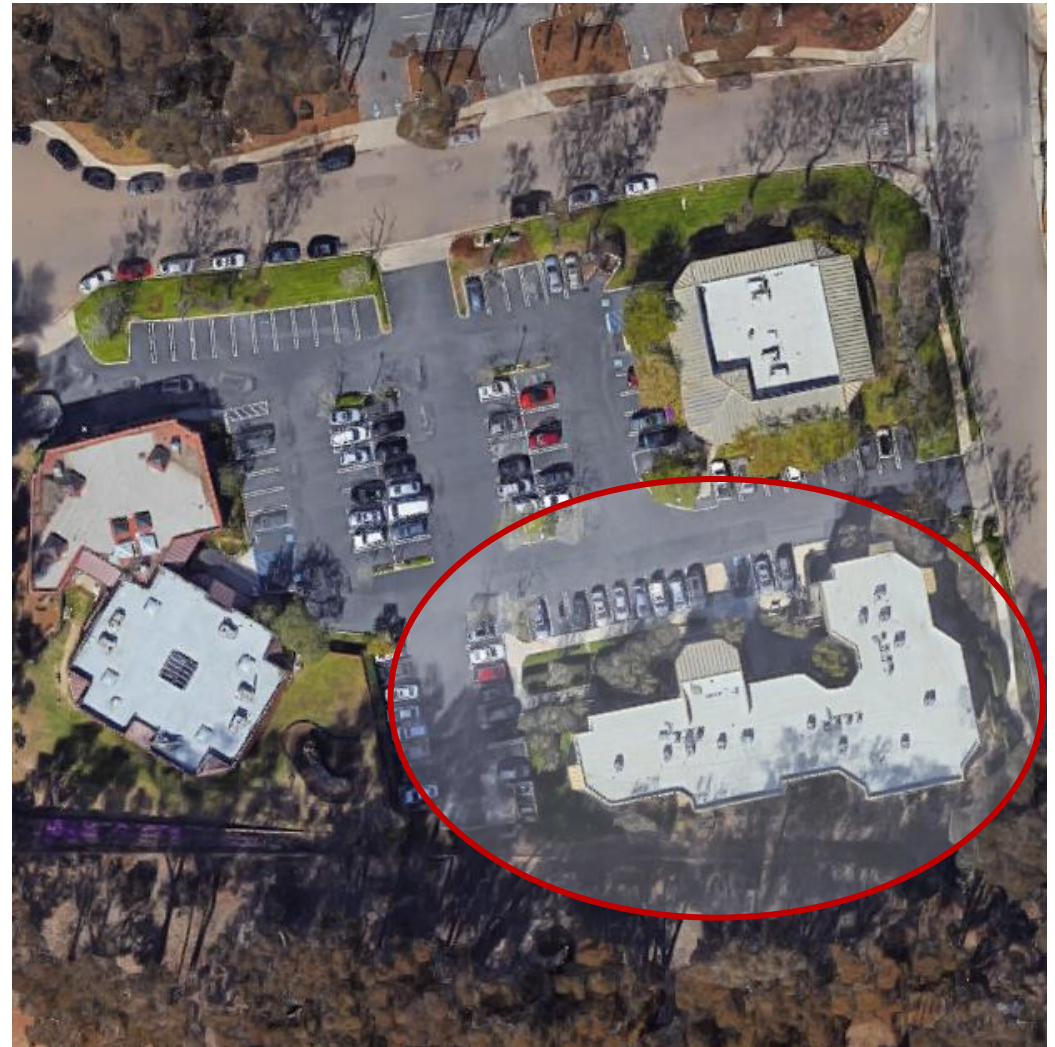
9666 Businesspark Avenue, San Diego, CA 92131

Property Overview

Sale Price:	\$3,450,000 (\$199 / SF)
APN:	363-072-41-00
Building Size:	± 17,279 SF
Lot Area:	± 40,075 SF
Year Built:	1980
Zoning:	IP-2-1
Current Occupancy:	94%
2017 Projected NOI:	\$213,793
Proforma Cap Rate:	6.2%

This property has enjoyed stabilized tenancy for years. Well positioned in Scripps Ranch with convenient access to Interstate 15 serving affluent communities. Terrific long term owner/user or investment property priced below

Site Plan



Executive Summary

9666 Businesspark Avenue, San Diego, CA 92131

PROPERTY OVERVIEW

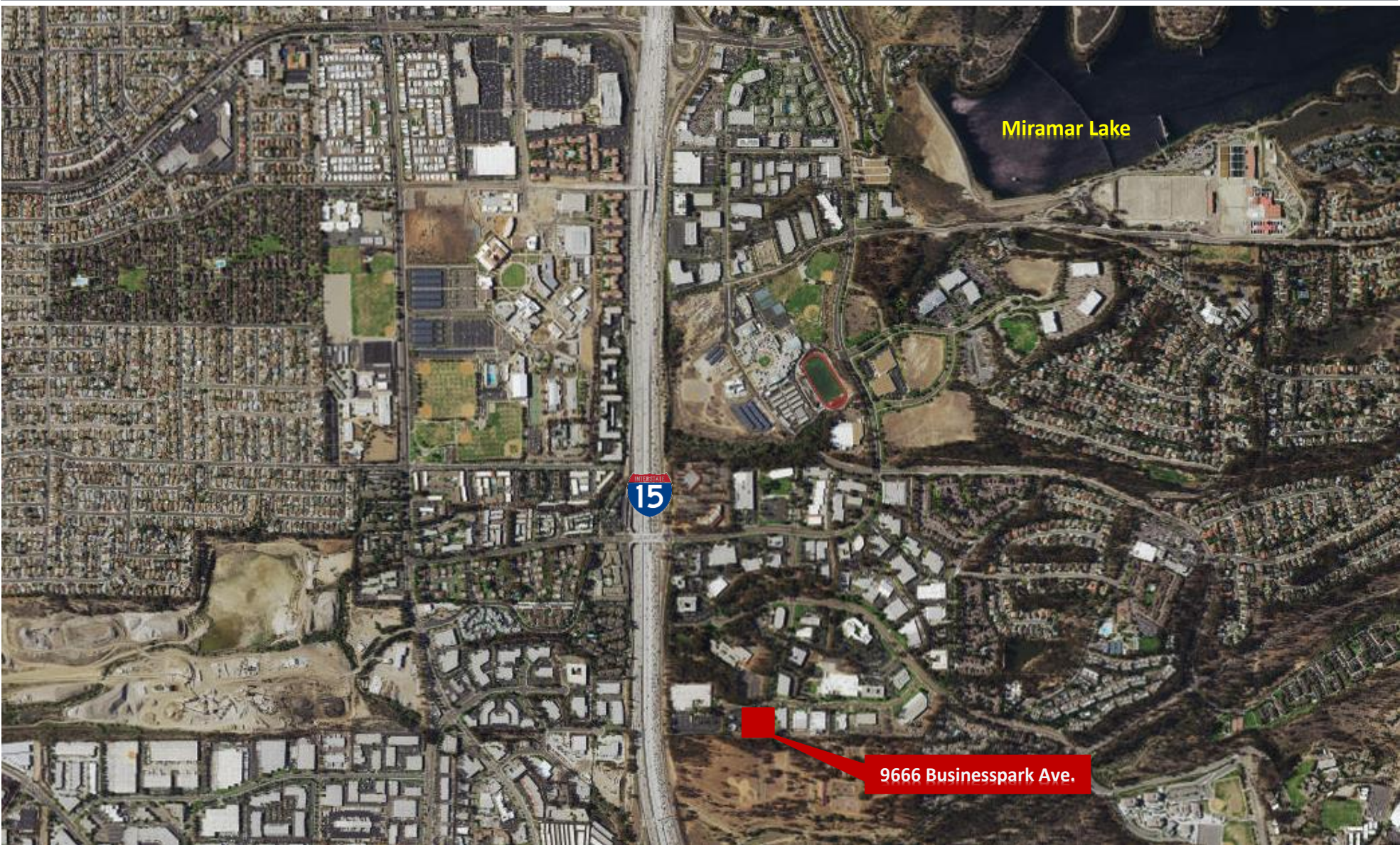
9666 Businesspark Avenue is located in the highly desirable community of Scripps Ranch conveniently positioned along the Interstate 15 FWY. This 2-story multi-tenant office property sits at the south end of Businesspark Avenue abutting the beautiful and serene Scripps Stables. Adjustable floor plans provides superior flexibility to accommodate a wide range of tenant space requirements. Tenants have been able to expand (or consolidate) while maintaining their tenancy at 9666 Businesspark. The great mix of professionals that occupy the property (including attorneys, financial services, engineering, psychologists, etc.) enjoy very low core-factor, abundant parking and convenience of nearby retailers. Scripps Ranch is home to notable employers such as: WD-40, Ballast Point, Lockheed Martin, LG Electronics, Apria Healthcare, Teledyne Impulse, Navy Federal Credit Union, Latitude 33 Planning & Engineering and National University to name just a few. The affluent community includes a diverse population of over 33,000 residents where the median household income was over \$144,000. Many of the tenants at 9666 Businesspark are also residents of Scripps Ranch.

- Superior location with unmatched backdrop of Scripps Stables
- Stabilized rent roll with historically low vacancy
- Flexible floor plans allowing for smaller (or larger) spaces to accommodate changing requirements
- Ability to provide smaller spaces allows for rent appreciation.



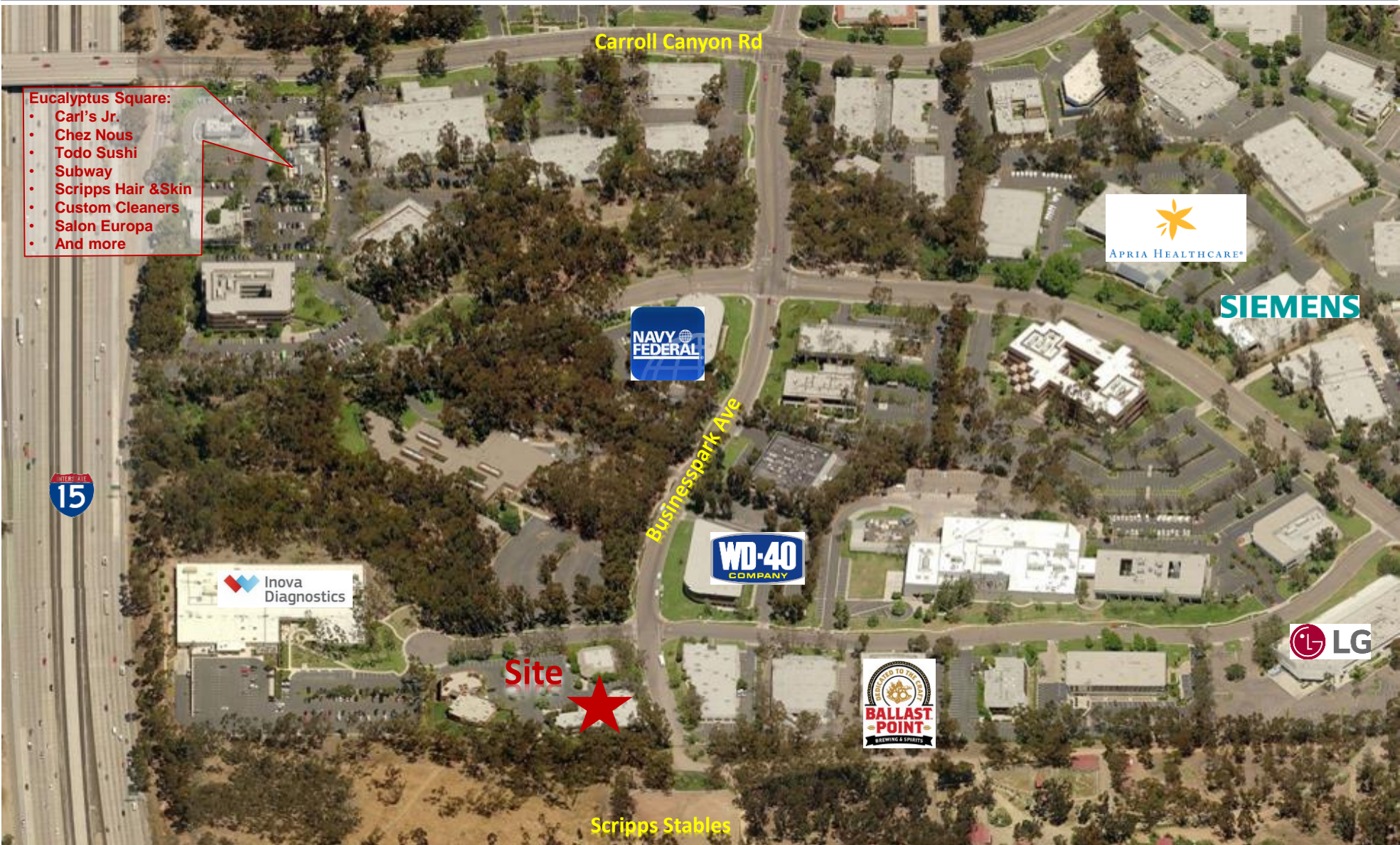
Property Aerial

9666 Businesspark Avenue, San Diego, CA 92131



Location Overview

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Offering Procedures

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OFFERING

CFI is offering 9666 Businesspark Avenue, San Diego, CA to buyers in its existing condition. The site is zoned IP-2-1 and is part of the Scripps Ranch Business Park Unit II.

SITE TOURS

This is an investment opportunity. Site visits will be arranged after receipt of an agreed to offer on the property and opening of escrow. Please do not disturb the existing tenants on the site.

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